

DEED OF SALE
BY PERSONAL REPRESENTATIVE

033793

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS That Monica A. Bolduc, of Waterville, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of Mary Juliette Tremblay, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) for consideration paid, grants to Monica A. Bolduc, of Waterville, County of Kennebec, State of Maine, whose mailing address is 8 Vallee Avenue, Waterville, an undivided one-half interest in the real property in Waterville, County of Kennebec, State of Maine, described as follows:

43-217

Parcel I:

A certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit: Commencing at a stone monument set in the westerly line of a proposed street leading southerly from Western Avenue, which stone monument also marks the southeasterly corner of land formerly of Adelaide B. Meservey, now of one Hiram Haines; thence running westerly in and along the southerly line of said Meservey or Haines' land, and continuing in the same course westerly about one hundred thirty-nine feet to a stone monument; thence southerly in a straight line fifty feet to an iron pin; thence easterly in a straight line fifty feet to an iron pin; thence easterly in a straight line parallel with the first mentioned boundary line about one hundred thirty-nine feet to the westerly line of said proposed street; thence northerly in the westerly line of said proposed street to the point of beginning.

Also a right of way in common with others over said proposed street.

The above described premises are hereby conveyed subject to the following restrictions: No huts, shacks, shanties shall be built or erected on said land; no dwelling house shall be built or erected on said land that will cost when completed less than two thousand dollars, and no part of said dwelling house or any garage thereon shall be nearer to the westerly line of said proposed street than fifteen feet at right angles therefrom, and no storehouse shall be placed on said land.

Being the same premises conveyed to Joseph L. Tremblay and Juliette Tremblay by warranty deed from Delia Vigue dated August 3, 1940 and recorded in the Kennebec County Registry of Deeds in Book 766, Page 422. Joseph L. Tremblay died on January 28, 1986 and a copy of the death certificate is on file with the City Clerk for the City of Waterville.

Parcel II:

A certain lot or parcel of land situate in said Waterville, and bounded and described as follows, to wit:

Beginning at the southwesterly corner of land of said grantee; thence in a northerly direction by the west line of said grantee one hundred thirty-nine (139) feet, more or less to an iron pin driven in the ground; thence in a westerly direction parallel with the northerly line of a proposed street, which borders the land hereby to be conveyed, fifty (50) feet to an iron pin; thence in a southerly direction parallel to the first mentioned bound to said proposed street; thence by the northerly line of

said proposed street to the point of beginning.

Also a right of way in common with others over said proposed street.

The conveyance of the above premises shall be subject to the following restrictions: No huts, shacks, shanties shall be built or erected on said land; no dwelling house shall be built or erected on said land that will cost when completed less than two thousand dollars, and no part of said dwelling house or any garage thereon shall be nearer to the westerly line of said proposed street than fifteen feet at right angles therefrom, and that no storehouse shall be placed on said land.

Being the same premises conveyed to Joseph L. Tremblay by warranty deed of Delia Vigue dated May 22, 1945 and recorded in the Kennebec County Registry of Deeds in Book 826, Page 496. Joseph L. Tremblay died on January 28, 1986 and a copy of the death certificate is on file with the City Clerk for the City of Waterville.

Meaning and intending to convey a one-half undivided interest which was sold to the grantee herein; and that the Estate of Mary Juliette Tremblay intends to convey by sale the first undivided one-half interest and the second undivided interest by deed of distribution of same date to Monica A. Bolduc thereby resulting in Monica A. Bolduc owning all right, title and interest in said parcel with buildings thereon.

WITNESS my hand and seal this 12th day of December, 1996.

Signed, Sealed Delivered
in presence of:

ESTATE OF MARY JULIETTE TREMBLAY

Paula L. Caughey

Monica A. Bolduc PR
By: Monica A. Bolduc
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: December 12, 1996

Then personally appeared the above named Monica A. Bolduc in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Paula L. Caughey
Notary Public



PAULA FLETCHER CAUGHEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXP. OCT. 27, 1997

RECEIVED KENNEBEC SS.

96 DEC 31 AM 9:00

MAINE REGISTER OF DEEDS